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San Diego County  
DEPT. OF PLANNING & LAND USE

**JAMUL DULZURA  
COMMUNITY PLANNING GROUP  
DRAFT MINUTES**

**Tuesday, September 8, 2009  
(To be approved September 22, 2009)  
Oak Grove Middle School Library  
7:30 pm**

1. **Call to Order** Dan Kjongegaard called the meeting to order at 7:33 p.m.
2. **Roll Call Present:** Dan Kjongegaard, Wythe Davis, Krishna Toolsie, Steve Wragg, Randy White, Dan Neirinckx, James Talbot, Earl Katzer, and Janet Mulder  
**Excused:** Judy Bohlen, Richard Wright, and Frank Hewitt  
**Absent:** Martin Muschinske,  
**Vacancy:** Two seats – Linda Ivy (seat 5) and Janice Grace (seat 8)
3. **Motion to approve the Agenda for September 8, 2009 as posted 72 hours before the meeting, and the minutes for August 25, 2009 correcting to show that the SDG&E subcommittee meeting will be held before the 9/22/09 meeting. Motion carried.**
4. **Open Form - Opportunity for public to speak - limit 3 minutes**
  - a. Janet Mulder and Dan Kjongegaard will not be here at the next meeting.
  - b. No further comments were made.
5. **Election for Vacant Seats 5 and 8. Seat 5, expires 1-7-13 & Seat 8, expires 1-11-11** The four applicants are Randy Smith, (Jamul), Yvonne Purdy-Luxton, (Dulzura), Michael Casinelli, (Jamul), and Raymond Deitchman, (Jamul) have turned in their applications. Dan Kjongegaard announced that we would vote for seat 5 first and seat 8 last. Before the vote was taken, he gave the candidates opportunity to speak in the order the candidates' applications were received. He related the following expectations including being present at every meeting possible, that they would participate in investigating the different projects we encounter, and that all need to fill out a Form 700 (financial statement) as part of their commitment. Statements were then received: **Randy Smith** – lived in Jamul for 40 years (not continuous). He was a CEO of a major organization, and then had a company with which he had lots of travel. He has also been a writer both non-fiction and fiction, and today writes mostly fiction. He writes and is a consultant in economics and finance. **Yvonne Purdy-Luxton**, lives in Dulzura – four generations of her family have lived there. She went to school to be a teacher but now is part of Jamul Rural Search and works with the Rural Fire and Emergency plans. After the fires she provided the emotional component to the fire victims including building permits, etc. She adopts older horses and does medical consulting. Serves on the DCDC Board. **Raymond Deichman** has been in Jamul for 9 years, but visited as a child and teenager. He has worked with the SDG&E subcommittee and employed by Sharp Rees Steely in disaster preparedness and has dealt with the County on several projects learning to interpret codes, etc. **Michael Casinelli** told us his interest in being on the Planning Group is a vested interest in quality of life in our area. He is not a developer and does not plan to have projects coming before our group. He has been a volunteer in many different areas and is aware of the challenges

and the opportunities. **Dan Kjonggaard** allowed the Group to ask questions.

**Questions:** **Steve Wragg** asked what were their beliefs on property rights – what should people be able to do on their property? **Randy Smith** stated that he believed that people have a right to do what they want with their property, but on the other hand we must realize that each person's property is affected by the adjacent property owner's actions. He would like to keep Jamul "like it is". **Yvonne Purdy-Luxton** said she believes that we should each be able to do what we wish with our property within the law. **Raymond Deichman** has a huge struggle with land right's issues and Jamul needs to stay under-developed. The Planning Group is set up to make sure that all play within the same ball game within the codes and regulations. **Michael Casinelli** stated that people should be able to do what the law allows them to do, but they need to be regulated. He feels that we have been able to do that here in Jamul within a certain degree of regulation. People need to take their fellow neighbor into account.

**Earl Katzer** stated that he is concerned about the number of young people who can't live in our community because there is not enough development so that they could afford to live here. He asked, what are your plans to encourage affordable housing to allow young people to be able to return and live here? **Randy Smith** came from a very small town and everyone's goal was to leave, but when they reached 30-35 they came back. We do not have to be all things to all people, and encourage jobs in surrounding areas and better transportation to allow them to get jobs close by. He believes the community wants homes on larger acreage and he would like to maintain it. **Yvonne Purdy-Luxton** stated that she always wanted to live here as her grandparents lived out here in Jamul. All of California has a problem with affordable housing. She would like to see more businesses in Jamul or close by. Many people are not rebuilding after the fire, 50% in Dulzura, and she feels that is a problem as many had second dwelling units. **Raymond Deichman** stated that this is a bedroom community and development will occur, and when that occurs then business will start coming in, but we would need to control the type and number. **Michael Casinelli** feels that growth is inevitable but the affordable housing may be a topic that this group should bring up to discuss as to where it would be located and do we have infrastructure to service it. The SR94 alone is a big hold up to development, and until that is changed he sees little development. **Randy White** asked how do you feel about a casino built in Jamul? **Randy Smith** is opposed to the casino as the highway cannot support the traffic, and there are other problems include fire and water. In the long run it is probably going to happen and that may not be a bad idea. **Yvonne Purdy-Luxton** has not taken a stance either way as she believes that when you own your property you need to be able to do with it what you wish. She feels it will go forward unless it is not a legal reservation, but it would bring a huge number of jobs to Jamul. If forced to make a decision, it would be in favor. **Raymond Deichman** stated he did not agree with the casino and in fact dropped out of escrow on a piece of property as it was going to be near the casino. It just does not fit. **Michael Casinelli** has given a lot of thought on the idea of a casino and feels that there is no way it would be acceptable and feels that it will not be a reality. He worked at Viejas and knows this is something we do not want. **Jim Talbot** asked why do you want to be a member of JDCPG? **Randy Smith:** Jamul is one of the last paradises in the County and the winding roads, no sidewalks, an excellent place to raise our children and while he is not anti-development he does not think it belongs in Jamul. **Yvonne Purdy-Luxton** likes the rural feel and would like to see agriculture return. She applied because she feels we need some representation from Dulzura – Barrett area which would give a little different point of view. **Raymond Deichman** said his main impetus is because of the SDG&E sub-station

and the sub-committee work, however he has learned a great deal about how the county and government works. **Michael Casinelli** expressed his interest in the things that have come up before the Board and feels that the JDCPG plays an important role in the decision making process at BOS. **Dan Neirinckx** asked how long do you want to serve on the Board and remain actively involved? He commented that our Community Plan and the future Community Plan comes out with the same population projection of 24,000 people, and it is important to realize that we will be little over doubling in size by 2020 or ? If you don't get voted in, please do continue coming to the meetings. **Randy Smith** stated that his commitment is endless – he sees no end to serving. **Yvonne Purdy-Luxton** has been thinking about the commitment and would commit to two full terms as that will give her the experience during the first year and then would serve. **Raymond Deichman** stated that he wants to learn and has no plans on moving and would like to have a voice in what happens in our community. **Michael Casinelli** has been coming to meetings for a long time, and realizes that there is a learning curve and would look to a tandem assignments at the beginning. **Wythe Davis** wanted to know where they people lived...Dulzura, Lyons Valley, Downtown Jamul, Valley View Estates. **Krishna Toolsie** complimented the applicants, and then asked about the Jamul Indian Village Casino and Jamul Community and asked if they could think of some common cause project that would ease the tension between the two. **Randy Smith** could not think of anything that this Board could do, but he does a lot of historical stuff as a hobby and he had been thinking of starting a Jamul Historical Society and that could include the Indian Heritage into it and place it in the Casino so they would be contributing something other than just a casino, **Yvonne Purdy-Luxton** said she was not certain what function this Board could do, but could see a possibility of a community PowWow as it would really open up communications. The Church that is located on the cemetery on the Indian Village could use some freshening up with help from the community. **Raymond Deichman** does not have enough background to give a good answer as he does not know what the Jamul Indian Village has left that could be absorbed by the community., **Michael Casinelli** suggested rebuilding the two houses that were destroyed, but also does not think that it is within the auspices of this JDCPG but does feel that when the casino fails, then there might be a chance to come together. **Krishna Toolsie** pointed out that when the community does build out there will be remnants left and **Dan Kjonogaard** stated if you were Emperor for the Day what would you change in Jamul– land use wise ? **Randy Smith** would not want to change anything for the moment, even though there are lots of issues he is concerned about. He feels we need to protect the community character and stretching our infrastructure so they don't meet. **Yvonne Purdy-Luxton** would like to see semi-trailers on Highway 94 re-routed to the 905 (it was built for them). So many people have so much land that is not doing anything for anyone else and she would like to see more agriculture used on the land. Border Patrol is cutting gates and fences in Dulzura area, and they need to be little more respectful of private property. **Raymond Deichman** as a child was impressed with the cleanliness and today that is not true. There are many homes with junk cars and trash in the streets. We need to put teeth into the regulations regarding trash on property. **Michael Casinelli** has already started looking at public safety and emergency access to avoid people being trapped in a cul de sac during a fire. He would stop the casino or SDG&E from ruining downtown Jamul or turning off the power. **Janet Mulder** asked what do you see 10 years from now in Jamul – what does it look like? **Randy Smith** stated that it would grow but he would hope we preserve the community character and remember to look at the traffic and the total infrastructure to make sure they

accommodate the number of people and retain the quality of life. **Yvonne Purdy-Luxton** would see more businesses, but not only centrally in Jamul. There are some that had been promised long ago. She would like to see spots of business development to avoid commuting. She feels that SR94 will be widened within the next 10 years. She would like to see more housing especially for seniors. **Raymond Deichman** would like to see the Barratt House area made into an historical area. Green belts will come through with the 2020 plan, and even if the infrastructure comes in, don't drop below an acre minimum. **Michael Casinelli** doesn't see a great deal of change, and may have seen about one-third growth in housing and business, and then the highway will become more of a persistent problem.

**Dan Kjonggaard** asked the four applicants to go outside and shut the door and the Group will vote on Seat 5 and the first person to receive 8 votes will become the seat 5 holder.

**Dan Kjonggaard pointed out that this was a tough decision and all candidates were awesome. Vote was taken and Yvonne Purdy-Luxton was elected to fill seat #5.**

**Another vote was taken and Michael Casinelli was elected to fill seat #8.**

6. **SDG&E Sub-Committee Report – Jim Talbot** reported that SDG&E notified him to cancel the committee meeting as there was nothing new to report! They will be here before the next meeting.
7. **Community Plan Report – Dan Neirinckx –Jamul Dulzura Subregional Plan Change** – The letters were sent in with our comments from the last meeting and we have not received any comments from them on our recommendations,
8. **AD09-028 – Winters Second Dwelling – White Wing – Dan Kjonggaard** – They resubmitted a new plot plan which did not contain all of the items in the scoping letter. The Rural Fire District accepted the plans. DEH approved their existing septic and leach field. The Planner had not received notice from DEH regarding the well to serve both residences. A second letter will be issued to identify the deficiencies. It can be removed from the agenda.
9. **TPM21028 RPL2 – Glass – Sunrise Partners – Skyline Truck Trail – Dan Neirinckx** reported that this project has been before us since 2006. We had requested an additional easement through parcel #4 for emergency access. The big problem is that it might throw them into another category which would force them to redo their project. **Dan** talked with the planner and others and asked why a secondary access should make this project not a valid project. The developer will pull the emergency access road if they are required to redo their plans with it in them. They did a boundary adjustment – 163.6 acres divided into 4 plus a remainder. The same property owners owned the adjacent lots – but they are not part of this project. The remainder parcel has been changed to be the 40-acre parcel on the northern side of Skyline, and they have made a boundary adjustment, which includes much of the 40 acres. The original remainder parcel was 100 acres, but since the boundary adjustment, it has been reduced to 40-acres, on the north side. **Randy White** suggested that the developer needs to widen the road to include acceleration and deceleration lanes at the entrance to the development all of the way to the Lawson Valley/Skyline Truck Trail intersections to avoid possible traffic accidents. **Dan Neirinckx moved to recommend approval of this project voicing our concerns as above and recommending the inclusion of acceleration and deceleration lanes at the primary entrance and that future TIF fees to be used to improve safety at the Lawson Valley/ Skyline Rd. Intersections. Motion passed unanimously.**

10. **TPM20958 \_ McKenna SubDivision – Jamacha Hills Drive - Steve Wragg** reported that the County is asking the owner to make Alta Loma 24-foot wide road , and she has been working on a secondary access. She got the permission, but it was only for an emergency road, and the County would not agree. She then suggested spot improvements along Alta Loma rather than having to widen the whole road. Steve Wragg stated that San Miguel Fire Department. Approved the improvements they have suggested. He was concerned about the precedent that we might be setting. **Theresa McKenna** reminded us that she had originally been approved by the County, but it was pulled through Title 14 (which does not call for this wide of a road) and they then denied her permits. She has spent a great deal of money and will now be going through a Regional Fire Board of Appeals that acts as a buffer between the County and the Fire Boards. She could put a secondary dwelling unit on her property without any permits, but she wants to subdivide. She is only 150 feet from the beginning of the road. She did go out to the community (over 100 parcels) to see if they wished to help improve the road. She only heard from one property owner. **Dan Kjonogaard** asked if the emergency access through Fowler Canyon was approved by the County and **Theresa McKenna** stated no. **Dan Kjonogaard** asked if that would mean the other pending lot splits in the area would be affected and she said no as they are farther away than her property from the road. The existing road is 16.9 feet wide and she is widening it to paved 20 – 21 feet along the sub-standard areas. **Dan Neirinckx** went to the Fire Board meeting and speaking as an individual, pointed out that while there is no potential major development in the area so he felt that to do incremental improvements would be a good plan. **Dan Kjonogaard** moved that the JDCPG support the proposal that **Theresa McKenna** presented to perform spot improvements along Alta Loma Drive in compliance with Title 14 Code of Regulations to a minimum of 18 feet which includes a fire hydrant and a turnout between Jamul Drive and Jamacha Hills. Motion passed unanimously.

11. Jamul Indian Village Casino Status Report and Recommendations – no input received.

12. JDCPG Officers Announcements and Reports – **Dan Neirinckx** announced
- a. San Diego Traffic Advisory Meeting –Lyons Valley Road from Skyline Truck Trail to Highway 94 recertification of radar speed of 45 mph.
  - b. County Planning Commission – Sept 11 – nothing in our Planning Area
  - c. AD09-040 – Mark and Yvette Burnett – Campo Road – oversized 5000 square feet metal storage building. Randy White and Jim Talbot will review and report.
  - d. Notice of Public Hearing = Ordinance amending the Zoning Ordinance to make miscellaneous minor revisions to the definitions, accessory use regulations, and procedures and make minor clarifications and corrections to various other regulations – given to Wythe Davis to review and report back.

**Adjournment:** Dan Kjonogaard adjourned the meeting at 10:15 p.m. reminding us that the next regular meeting is **Tuesday, September 22, 2009 at 7:30 p.m. at OAK GROVE MIDDLE SCHOOL LIBRARY**

**PLEASE NOTE:**

**SDG&E Substation Subcommittee will meet on Tuesday, Sept. 22, 2009 at 6:30pm**

**before the regular meeting in the Oak Grove Middle School Library**

Respectfully submitted,

Janet Mulder, Secretary